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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3724

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: Batten Bros. Sign, 893 Main Street, Wakefield, MA, 01880
Property Address: 37 Broadway, Arlington, Massachusetts 02474

Hearing Date: November 21, 2022
Date of Decision: November 21, 2022

20 Day Appeal Period Ends: December 26, 2022

Members

Approved

Eugene B. Benson

Rachel J. Zembiec
Stephen M. Gould

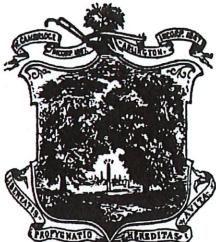
Opposed

Town Clerk's Certification

Date

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Town of Arlington, Massachusetts

Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #3724

37 Broadway, Arlington, MA 02474

Batten Bros. Sign

November 21, 2022

This Decision applies to the application filed by Batten Bros. Sign, 893 Main Street, Wakefield, MA 01880 for Arlington Center Garage and Service Corp, 438 Massachusetts Avenue, Suite 127, Arlington, to replace the existing wall signs and a directory sign at Beth Israel Lahey Health, 37 Broadway, Arlington, MA in the Major Business Zoning District (B2A) and Business Sign District. The Board reviewed and approved an Environmental Design Review Special Permit for Docket #3724 under Sections 3.3, 3.4, and 6.2 of the Arlington Zoning Bylaw.

A public hearing was held on November 21, 2022. The public hearing was closed on November 21, 2022.

VOTE: The ARB voted (4-0) to approve a Special Permit with conditions for Docket #3724 on November 21, 2022.

Materials reviewed for this Decision:

- Application for EDR Special Permit;
- Impact statement;
- Site plan with sign locations;
- Photographs of existing signs;
- Dimensional information of the proposed signage; and
- Renderings of signage.

The following criteria have been met, per Section 3.3.3 of the Arlington Zoning Bylaw:

1. A medical office of 3,000 square feet or more has been established at this site for many years; it is a pre-existing, conforming use at this location in the B2A Major Business Zoning District. The signage is the subject of the special permit as required by Section 6.2, Signs.

2. A medical office has operated from this location for many years, and this business provides a service for the community.
3. Only the signage is subject to review. The medical office use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The medical office use does not overload any municipal systems.
5. No special regulations are applicable to the proposal.
6. The use does not impair the integrity or character of the neighborhood.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4 of the Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

There are no changes to the landscape as there are no proposed exterior alterations other than the proposed new signage.

2. EDR-2 Relation of the Building to the Environment

There are no changes to the exterior of the building other than the proposed new signage.

3. EDR-3 Open Space

There are no changes to open space as a result of the sign proposal.

4. EDR-4 Circulation

There are no changes to any circulation patterns.

5. EDR-5 Surface Water Drainage

There will be no changes to the exterior of the building or surface water run-off because of this proposal.

6. EDR-6 Utilities Service

There will be no changes to the utility service as a result of this proposal.

7. EDR-7 Advertising Features

This special permit has been granted to allow signage that exceeds what is allowed in this location, the Business Sign District, as defined by Section 6.2. Per Section 6.2.2C, the ARB found that the replacement of the existing wall signs on the Silk Street façade and the façade facing the driveway, as well as the wall sign above the entry door, should be allowed in the public interest.

The following signs have been approved:

1. Sign A: Replacing the existing wall sign on Silk Street façade with a new, internally illuminated sign of approximately 28 square feet at a sign height of 28 feet. The sign will be mounted with toggle bolts into the sign band.
2. Sign B: Replacing the existing wall sign on the building façade facing driveway with a new, internally illuminated sign of approximately 28 square feet at a sign height of 28 feet. The sign will be mounted with toggle bolts into the sign band.
3. Sign C: Replacing the existing wall sign above entry with a non-illuminated acrylic wall sign of approximately 30 square feet, mounted at a sign height of 13 feet 6 inches.

The freestanding directory sign was not approved for this location, and the special permit is conditioned on the removal of the existing, non-permitted directory sign.

8. EDR-8 Special Features

No changes are proposed.

9. EDR-9 Safety

No changes are proposed.

10. EDR-10 Heritage

The building at 37 Broadway is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

11. EDR-11 Microclimate

No changes are proposed.

12. EDR-12 Sustainable Building and Site Design w

No changes are proposed.

The Redevelopment Board made the following finding upon approval:

1. The ARB finds that the nature of the use being made of the building is such that allowing signs of a larger size and at a taller height is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

The project must adhere to the following special conditions:

1. The applicant shall work with the building landlord for the removal of the freestanding directory sign; this permit is conditioned on the successful negotiation of the removal of the directory sign.
2. The applicant may submit additional plans for a wall-mounted directory sign for administrative review by the Department of Planning and Community Development, so long as such signage is compliant with Section 6.2.5(D)(5) of the Zoning Bylaw.